

**STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT  
BOARD OF DIRECTORS MEETING MINUTES  
NOVEMBER 30, 2023**

**Held:** Wednesday, the 30th of November, 2023 at 5:30 p.m. at the Community Center as posted and identified on the published meeting agenda.

**Attendance:** The Regular Meeting of the Board of Directors of Stonegate North Villages Metropolitan District, Parker, Colorado, was called and conducted at the District Community Center located at 9550 Stonegate Parkway, Parker, CO 80134, in accordance with the applicable statutes of the State of Colorado with the following directors present and acting:

Jeni Reilly, Holly Kamm, Elizabeth Kuehl and Vicky Strain were in attendance. Also, present were Kim Seter with Seter & Vander Wall, P.C; Jennifer Dulles with DStreet; Cheri Curtis with Marchetti & Weaver; and Mark L. Eames, PCAM with PCMS.

**Roll Call and Call to Order:** Director J. Reilly confirmed a quorum was present for the purpose of conducting business and the meeting was called to order at 5:34 p.m. Director J. Reilly requested that Mr. Eames conduct the remainder of the meeting.

**Approval of Agenda:** Mr. Eames asked if anyone on the Board had any changes to the meeting agenda. Upon motion duly made, seconded and with no comments, unanimously carried, the agenda was approved.

**Disclosure of Potential Conflict Interest:** Mr. Eames noted that general disclosure statements have been filed as necessary on behalf of the members of the Board of Directors having conflicts of interest with the Office of the Colorado Secretary of State and with the Secretary of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said general disclosures be incorporated herein.

**Public Forum:** There were no requests to address the Board during the public forum session of the meeting.

**Consent Agenda:** Items for Consent Agenda:  
A. Meeting Minutes of October 25, 2023  
B. Payment of Claims as of November 24, 2023  
C. October 31, 2023 Financial Reports

Following discussion, upon a motion duly made and seconded and unanimously carried, the Board approved the Consent Agenda items A, B, and C as presented.

**Outside Professional Reports:**

**Communications and Branding**

**Update:** Ms. Dulles provided a verbal update behalf of DStreet on what has transpired from a Branding and communications standpoint in the past month, including additional communication to the membership regarding the Community Center. Ms. Dulles went on the discuss update the Board on the amended and restate polices and procedures governing the recreational amenities, the District website, including the e upcoming ADA required changes related to the District website, the crisis and communications preparedness and the walking trails signage.

**Stonegate North Village Metropolitan District**  
**Board of Directors Meeting**  
**November 30, 2023**  
**Page 2**

**Outside Professional**  
**Reports Continued:**

**2024 Budget**  
**Hearing:**

Director J. Reilly opened the continued public hearing on the proposed 2024 budget. Mr. Eames reported that legal counsel had publish notice of the public hearing in accordance with Colorado State Statutes. Discussion ensued regarding estimated expenditures in the general fund, landscape recreation fund and the debt service fund. Upon motion duly made, seconded and unanimously carried, the Board (1) approved and adopted the 2024 budget, (2) approved and adopted the mill levy for certification to the County, as indicated within the resolution, (3) approved the 2024 maintenance fee structure at \$45.00 per month, per unit (4) authorized the appropriate officer to sign the necessary documentation, and (5) directed Mr. Weaver of Marchetti & Weaver LLC accountant for the District, to submit the certification of the tax levies to the Board of County Commissioners of Douglas County and file the 2024 budget with the Division of Local Government.

**Legal Updates:**

Mr. Seter provided a brief review of the legal monthly report with the Board, and addressed questions. Mr. Seter reported that the letter to the Stonegate Village Metropolitan District regarding the Stonegate North Villages Metropolitan District request to collect a CR Capital Recovery Fee-Community Center on each property in the Stonegate Village Metropolitan District, has been sent. Mr. Seter went on to review the opinion letter regarding the upcoming ADA requirement changes for the District website.

**Pool Project**  
**Update:**

There was no formal report submitted/provided for the month.

**Landscape**  
**Update:**

The Board reviewed the monthly landscape report as provided by Troy Friar with Rocky Mountain Custom Landscape.

**Capital**  
**Projects:**

Director Reilly and Mr. Eames provided to the Board with updates related to the construction project.

**District**  
**Management:**

Mr. Eames updated the Board on all various projects completed, and/or pending, along with all written or verbal request/recommendation to the Board of Directors, as provided to the Board in their monthly informational meeting packet.

**Adjournment:**

Therefore, the meeting was adjourned at 7:23 p.m. The next scheduled meeting was set for January 24, 2024 at 5:30 p.m., with official notice to be posted on the District's website.

The foregoing constitutes a true and correct copy of the minutes of the above referenced meeting and was approved by the Board of Directors of the Stonegate North Villages Metropolitan District.

Mark L. Eames  
Secretary or Authorized Agent for the District